



ADVISORY BOARD MINUTES

CORRECTED

Wednesday, January 18, 2012, 1:30 P.M.
8th Floor Conference Room
City Hall Building, 2 Civic Center Plaza

Members Present: 9

Katrina M. Martich, Joanne Burt, James H. Tolbert, Richard L. Thomas (1:36), Lois A. Balin, Andres Quintana, Bill G. Addington, Kevin von Finger, Charlie Wakeem, Chair

Members Absent: 0

Planning and Economic Development Staff:

David Coronado, Lead Planner; Kim Forsyth, Lead Planner; Raul Garcia, Senior Planner; Todd Taylor, Planner; Justin Bass, Planner; Melissa Granado, Planner

Others Present:

Lupe Cuellar, Assistant City Attorney, City Attorney's Office; Marcia Tuck, Parks & Recreation, Open Space Trails and Parks Coordinator, Kareem Dallo, Engineering Division Manager; Rudy Valdez, EPWU-PSB; Gonzalo Cedillos, EPWU-PSB; Jorge Azcarate, CEA Group; Trish Tanner, Jobe

1. Meeting Called to Order

Chair Wakeem called the meeting to order at 1:32 p.m.

2. Call to the Public (items not listed on the agenda)

None.

3. Discussion and Action

a. Approval of Minutes: January 4, 2012

Chair Wakeem asked if Board Members had any additions, corrections and/or revisions.

PAGE 6 OF 8

Ms. Balin requested the following revision:

Prior to her presentation ~~presentation~~, Ms. Granado distributed copies of a Staff recommended draft Ordinance.

PAGE 3 OF 8

Chair Wakeem requested the following revision:

FEMA 41 ~~AR~~ ARROYO

Chair Wakeem asked how the FEMA 41 ~~AR~~ arroyo is being handled.

MOTION:

Motion made by Mr. von Finger, seconded by Ms. Balin and CARRIED TO APPROVE THE MINUTES FOR JANUARY 4, 2012, AS CORRECTED.

ABSTAIN: Mr. Quintana and Mr. Addington

NOT PRESENT: Mr. Thomas

b. Changes to the Agenda

Mr. Coronado noted Staff will present both subdivision applications SUSU11-00138 AND SUSU11-00139 concurrently.

c. Review and comment on current subdivision applications, as indicated below:

(1) **SUSU11-00138:** Desert Springs Unit Four – A portion of Nellie D. Mundy Survey No. 243, Parcel 2, City of El Paso, El Paso County, Texas
LOCATION: East of I-10 and North of Transmountain Road
PROPERTY OWNER: RPW Development, DVEP Land LLC
REPRESENTATIVE: CEA Group
DISTRICT: 1
TYPE: Major Preliminary
STAFF CONTACT: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov

Mr. Bass presented both **SUSU11-00138** and **SUSU11-00139**.

Mr. Jorge Azcarate, CEA Group, representing the applicant, responded to questions and/or comments from the Board.

Mr. Addington stated he could not support this request.

Mr. Gonzalo Cedillo, EPWU-PSB Stormwater, commented on the challenges of the project and noted EPWU-PSB Stormwater is supportive of the development.

MOTION:

Motion made by Mr. von Finger, seconded by Mr. Quintana and CARRIED TO APPROVE.

AYES: Mr. Tolbert, Mr. Thomas, Mr. Quintana, and Mr. von Finger

NAYS: Ms. Balin and Mr. Addington

ABSTAIN: Ms. Martich and Ms. Burt

(2) **SUSU11-00139:** Desert Springs Unit Five – A portion of Nellie D. Mundy Survey No. 243 and No. 244, Parcel 2, City of El Paso, El Paso County, Texas
LOCATION: East of I-10 and North of Transmountain Road
PROPERTY OWNER: RPW Development, DVEP Land LLC
REPRESENTATIVE: CEA Group
DISTRICT: 1
TYPE: Major Preliminary
STAFF CONTACT: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov

See SUSU11-00138 for comment.

d. Review and comment on current zoning applications, as indicated below:

(1) **PZRZ11-00052:** Lots 3 and 4, Block 9, Montecillo Unit Three Replat A, City of El Paso, El Paso County, Texas
LOCATION: South of Castellano, north of Executive Center, east of Interstate 10, and west of Mesa
ZONING: C-2 (Commercial)
REQUEST: From C-2 (Commercial) to SmartCode Zone (SCZ)
EXISTING USE: Vacant
PROPOSED USE: Senior Housing Facility
PROPERTY OWNER: EPT Mesa Development, LP
REPRESENTATIVE: Conde, Inc.
DISTRICT: 9
STAFF CONTACT: Melissa Granado, (915) 541-4730, granadom@elpasotexas.gov

Ms. Granado gave a PowerPoint presentation. Planning Department Staff recommends approval of the rezoning request to SmartCode.

MOTION:

*Motion made by Mr. Tolbert, seconded by Ms. Balin and **UNANIMOUSLY CARRIED TO APPROVE.***

4. **Discussion and Action:** Purchase negotiations status report from EPWU regarding OSAB open space priority projects including a timeline and a list of the people involved.
Contact: Rudy Valdez, rvaldez@EPWU.org

Mr. Valdez updated Board Members regarding Cement Lake and Silver Springs properties.

Chair Wakeem asked if EPWU-PSB Staff would check into the listing price for the Silver Springs property.

Mr. Valdez then updated Board Members regarding Vespa Canyon properties and responded to questions and/or comments from the Board regarding the Franklin Hills arroyos, EPWU-PSB Staff approaching Hunt to discuss donating the arroyos and contacting

Hunt to begin discussions regarding possibly combining parkland dedication and purchase for Stormwater.

NO ACTION WAS TAKEN.

5. **Discussion and Action:** Timeline of the EPWU feasibility study that would provide a long term, sustainable supply of water to Rio Bosque.
Contact: John Balliew, jeballiew@EPWU.org

Mr. Valdez explained that no one has been retained. Mr. Valdez will inform Board Members regarding monies for the feasibility study.

NO ACTION WAS TAKEN.

6. **Discussion and Action** on funding source for purchase of Johnson Basin.
Contact: Rudy Valdez, rvaldez@EPWU.org

Mr. Tolbert stated reasons why Johnson Basin is not natural open space and commented on the monies used to purchase the property

Mr. Cedillos and Mr. Valdez commented on the price.

Mr. Valdez, Mr. Cedillos, Mr. Thomas and Mr. Dallo discussed access to Silver Springs property and drainage. Mr. Valdez noted the previous plans had since expired as nothing had ever been built.

Chair Wakeem stated his only concern was about misinformation.

NO ACTION WAS TAKEN.

7. **Discussion and Information:** 2010-2011 Financial statement including all income and expenses for the ten percent storm water funding.
Contact: Rudy Valdez, rvaldez@EPWU.org

Mr. Valdez explained that the information Mr. Tolbert was requesting was basically the same information EPWU-PSB Staff presented to the Board on a quarterly basis. Mr. Valdez explained that the only planned Open Space expenditures pertained to Cement Lake, Silver Springs, ~~Vespa~~ Avispa Canyon and the other park ponds that City Council wants EPWU-PSB Staff to explore.

8. **Discussion and Action** regarding the upcoming changes to the OSAB enabling ordinance.
Contact: Charlie Wakeem, charliewak@sbcglobal.net

Chair Wakeem requested Board Members authorize him to appoint a Subcommittee to work with Staff on a recommendation to City Council. Chair Wakeem selected Mr. Tolbert, Ms. Martich and Mr. Thomas as the Subcommittee Members.

Ms. Cuellar provided legal guidance and responded to questions and/or comments from the Board.

Chair Wakeem explained that at the City Council meeting, OSAB has been tasked to work with Staff and Department Heads.

Ms. Martich asked about the Subcommittee's task.

Ms. Cuellar responded it was to bring forward recommended changes to the enabling ordinance.

MOTION:

*Motion made by Mr. von Finger, seconded by Ms. Balin and **UNANIMOUSLY CARRIED TO AUTHORIZE CHAIR WAKEEM TO APPOINT THE SUBCOMMITTEE.***

9. **Discussion and Action** on bond funding for non-storm water open space.
Contact: Charlie Wakeem, charliewak@sbcglobal.net

Chair Wakeem explained the Subcommittee met last week and compiled the following:

“Shall the City Council of the City of El Paso, Texas be authorized to issue general obligation bonds of said City in the aggregate principal amount of \$-- ,--- ,--- for the purpose of providing funds for permanent public improvements, to wit: acquiring open space properties, throughout the City, to conserve, protect, manage, restore, or enhance areas that have a distinctive environmental, cultural, natural or wildlife character or attributes for various passive and active recreational uses; said properties cannot be eligible for acquisition using storm water related funding....

Step 1 - Baseline Amount

Towards a Bright Future: Mountains to River - A Green Infrastructure Plan For El Paso		
Recommended Funding (2006 Dollars)		
\$20,000,000	-	\$25,000,000

Step 2 - Inflation Adjustment

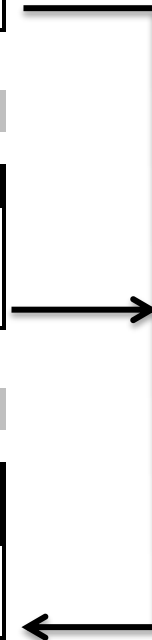
Towards a Bright Future: Mountains to River - A Green Infrastructure Plan For El Paso		
Recommended Funding (2012 Dollars)		
\$23,200,000	-	\$29,000,000

Step 3 - Storm Water 10% Funding Source

Storm Water Funding	
\$117,000	per month
\$1,404,000	per year
\$14,040,000	over 10 years

Step 4 - Funding Request

2012 Quality of Life Bond		
Funding Required		
\$9,160,000	-	\$14,960,000



Staff will present to the Board a tentative list of preservation opportunities in two weeks.

Ms. Cuellar explained how it should be worded on the ballot. She noted City Council will have final approval regarding the ballot language and wording.

Mr. Coronado responded that Staff would list the properties if the Board requested.

Ms. Martich commented on language and recommended adding the following language
"That this is in support of implementing the Open Space Plan that has been adopted by the City."

Ms. Burt explained that the Subcommittee used the Open Space Master Plan to compile the numbers and language presented.

Ms. Balin , Mr. von Finger, Chair Wakeem, and Mr. Tolbert commented on the language.

Ms. Martich asked for a clarification on the motion.

Mr. Thomas responded that it was for the money portion.

MOTION:

*Motion made by Mr. Thomas, seconded by Mr. von Finger and **UNANIMOUSLY CARRIED TO ACCEPT THE RECOMMENDATIONS FROM THE SUBCOMMITTEE.***

10. Discussion and Action: Items for Future Agendas

Chair Wakeem requested:

1. Item #5 be posted on the next OSAB agenda
2. Item #8 be posted on the next OSAB agenda, Staff Contact: Mr. McElroy.
3. Item #9 be posted on the next OSAB agenda

11. Adjournment

MOTION:

*Motion made by Mr. von Finger and **UNANIMOUSLY CARRIED TO ADJOURN AT 2:43 P.M.***